

How to Enter the Real Property Appraisal Profession in Kentucky

The following is intended to provide basic information for individuals who are considering entry into the real property appraisal profession in the Commonwealth of Kentucky. For more specific information about the requirements please contact the Kentucky Real Estate Appraisers Board @ 859-543-8943, Fax 859-543-0028, or visit the web site at www.kreab.ky.gov.

The Kentucky Real Estate Appraisers Board was created in 1992 as a voluntary act by the Kentucky General Assembly in compliance with the provisions of the Financial Institutions Reform, Recovery, and Enforcement Act (Title XI). The five (5) member Board consists of two appraisers, two active lenders, and one consumer. The Board staff consists of an Executive Director, Staff Assistant, Executive Secretary, a contract investigator of complaints, and a contract attorney.

What is the demand for qualified real property appraisers?

There is a wide array of clients who use real estate appraisers. For instance, lenders use them for loan collateral purposes; lawyers use them in property disputes, such as divorces; insurance companies use them to assist in determining the value of the property to be insured; and property owners may use them when appealing tax assessments, for estate purposes and estimating a property's value when buying or selling real estate.

Do I need to obtain a credential or license in order to appraise real property?

Federal law requires all individuals appraising properties in a federally related loan transaction (e.g. if a federally insured lender is involved in the transaction) to be either state licensed or certified. The appraisal law in Kentucky contains language that an individual appraiser will be required to have a license or certification only when appraising properties for loans that will be granted by federally insured lenders that are considered federally related transactions, for Government Sponsored Enterprises, or other clients that require the services of a state licensed or certified real property appraiser.

Who regulates real property appraisers in Kentucky?

The Kentucky Real Estate Appraisers Board is given authority by KRS 324A and the administrative regulations of 201 KAR Chapter 30 to comply with the mission of real property appraiser regulation. In addition to issuing licenses and certificates, the Board is also responsible for disciplining appraisers. Title XI requires the Board laws and regulations to comply with the minimum criteria of the Appraiser Qualifications Board and the minimum appraisal Standards promulgated in the Uniform Standards of Appraisal Practice (USPAP). The Kentucky Board has regular oversight from the Appraisal Subcommittee (ASC), made up of members of the Federal Financial Institutions Examination Council (FFIEC).

What are the minimum qualifications I will need in order to become a state licensed or certified appraiser in the Commonwealth of Kentucky?

The qualifications for real property appraisers are set by the Appraiser Qualifications Board of The Appraisal Foundation. The qualifications cover education, experience, examination and continuing education. For example, to become a Kentucky credentialed real property appraiser you will need to complete a specific course curriculum of topics in real property appraisal education courses. The Associate credential (required to begin training experience) will require a minimum of 90 classroom hours of appraisal instruction and annually complete 14 hours of continuing education. The following table lists the education, examination, and experience requirements for each of the credentials recognized by the Kentucky Real Estate Appraisers Board. The information is contained in administrative regulation 201 KAR 30:190:

Credential	Education Requirements	Experience Requirements	Examination Requirements	College Requirements
Associate	90 Hours	None	None	None
Licensed Real Property	195 Hours	2,500 Hours 24-Months	AQB – Certified Residential	Associate degree or higher. In lieu of the required degree, Twenty-one (21) semester credit hours covering the following subject matter courses: English Composition; Principles of Economics (Micro or Macro); Finance; Algebra, Geometry or higher mathematics; Statistics; Computer Science and Business or Real Estate Law.
Certified Residential	200 Hours	2,500 Hours 24-Months	AQB – Certified Residential	Associate degree or higher. In lieu of the required degree, Twenty-one (21) semester credit hours covering the following subject matter courses: English Composition; Principles of Economics (Micro or Macro); Finance; Algebra, Geometry or higher mathematics; Statistics; Computer Science and Business or Real Estate Law.
Certified General	300 Hours	3,000 Hours 30-Months	AQB – Certified General	Bachelors degree or higher. In lieu of the required degree, Thirty (30) semester credit hours covering the following subject matter courses: English Composition; Micro and Macro Economics; Finance; Algebra, Geometry or higher mathematics; Statistics; Computer Science and Business or Real Estate Law; and two (2) elective courses in accounting, geography; agriculture economics; business management; or real estate.

Do I need a college degree to become a Kentucky licensed or certified real property appraiser?

Yes. Please refer to the above table which lists the applicable college degree, and the college course requirements in lieu of a college degree.

How can I find out about available educational offerings in appraising?

Please visit the Kentucky Real Estate Appraisers Board web site at www.kreab.ky.gov for a list of approved appraisal education providers and a list of approved education courses. The Kentucky Board will also recognize courses approved by appraiser regulatory agencies in other states on a case-by-case basis. It is the responsibility of the student seeking education approval to provide the KREAB with the course description, the course daily time outline, a completion certificate indicating that the student successfully completed the course, including successful completion of a closed book examination, and that the course content was at minimum 15 hours.

How can I gain the necessary experience?

The Kentucky Real Estate Appraisers Board requires any person initially entering the field of real property appraising to 1) complete the 90 hours of classroom instruction in appraisal courses listed in the above table, and 2) to work under the supervision of a Kentucky certified residential or certified general real property appraiser and follow the requirements of administrative regulation 201 KAR 30:030.

What do I have to do to qualify to sit for the AQB national examination?

In order to qualify to take the state examination, you must have completed all qualifying appraisal course classroom education that is listed in the above table for the appropriate credential you are seeking.

How long is the examination?

Depending on the classification you are seeking to obtain, the examination might last between 4 to 6 hours for licensed real property and certified residential, and between 6 to 8 hours for certified general. Each of the examinations will have a total of 150 questions that will be scored.

Is it required that I complete the college degree or course requirements prior to sitting for the AQB national examination?

No. It is not required or expected by the Kentucky Real Estate Appraisers Board that an applicant must complete a college degree or the specific college courses in lieu of a degree prior to sitting for the national examination. However, it is required that an applicant for the examination must have first completed all appraiser education requirements. Also, the applicant must complete all college requirements (degree or

specific courses) prior to being issued a license or certification by the Kentucky Real Estate Appraisers Board.

I completed education but did not successfully complete the national qualifying examination prior to January 1, 2008. What will I be required to complete prior to receiving my Kentucky license or certification under the 2008 criteria?

Regardless of accrued experience, anyone who did not successfully complete both the education and the examination criteria prior to midnight December 31, 2007 must 1) complete whatever additional 2008 appraisal education found by the Kentucky Board staff to be lacking, 2) complete the college requirement for a degree or the specific college courses in lieu of a degree, 3) complete the 2008 AQB national qualifying examination, and if required 4) complete any remaining appraisal assignments to gain the required hours and months for credible appraisal experience.

I successfully completed the national qualifying examination prior to midnight December 31, 2007, how long do I have to acquire the required experience hours and months for experience credit?

The following language is contained in Kentucky administrative regulation 201 KAR 30:050, "scores from the examinations shall be acceptable for two (2) years." Therefore, an applicant will have two (2) years from the last day of the month in which he/she successfully completed the examination to complete all experience requirements outlined in 201 KAR 30:030. If all experience requirements cannot be completed within two (2) years from that date, the applicant will be required to complete all lacking appraiser education to become compliant with the 2008 criteria, submit proof of completion for all college courses or have a degree, successfully complete the 2008 AQB national examination, and complete all experience requirements.

Do appraisers have to follow any set of performance standards or guidelines?

Licensed and Certified real property appraisers in the Commonwealth of Kentucky are required to follow the statutes within KAR 324A and the administrative regulations in 201 KAR Chapter 30. Included in Kentucky 324A.050 is a requirement that appraiser's licensed and certified in Kentucky must also follow the Uniform Standards of Professional Appraisal Practice when completing assignments of appraisal, appraisal review and appraisal consulting within the Commonwealth of Kentucky.

May I appraise any type of real property once I become state licensed or certified?

The Kentucky Real Estate Appraisers Board administrative regulation 201 KAR 30:030 recognizes the following credentials of real property appraiser within the Commonwealth of Kentucky:

Associate – The scope of practice for the Kentucky Licensed Associate classification is the appraisal of those properties which the supervising certified appraiser is permitted by his/her current credential and that the supervising appraiser is qualified to appraise.

State Licensed Appraiser - May appraise non-complex 1-4 family residential units with a transaction value less than \$1,000,000 and complex 1-4 residential units having a transaction value less than \$250,000.

State Certified Residential – May appraise 1-4 family residential units without regard to transaction value or complexity.

State Certified General – May appraise all types of property. Although an appraiser might hold a general certification, competency in a specific field of expertise is required.

I previously held a Kentucky credential but I did not renew prior to January 1, 2008. What will I be required to complete if I wish now to apply for the credential level I originally held?

Any person who does not hold a credential at the time of application for a Kentucky Real Property Appraiser credential will be expected to comply with 1) “all” items of appraisal education, 2) the AQB examination, and 3) the college courses or applicable degree. Additionally, as of July 1, 2003 experience for an initial applicant can be considered credible only while the applicant was working under the direct supervision of a Kentucky certified real property appraiser.

What will be the Kentucky Real Estate Appraisers Board expectations for an applicant who is licensed or certified and is now applying for another credential category?

An applicant who holds a credential and applies to the Kentucky Board for a different credential will be expected to 1) comply with all additional appraisal education that is required for the applicable credential level, 2) complete all college education requirements, 3) complete the applicable AQB national examination, and 4) complete all experience expectations for the credential level.

The table on the following page contains the initial education course topics and classroom hour requirements for each Kentucky real property appraiser license or certified credential, and the added education, examination and experience requirements when moving from one credential to another under the 2008 criteria requirements.

Required Topic Matrix of Course Offerings for Each Credential and Moving From One Credential to Another

		1	2	3	4	5	6	7
	Required Core Curriculum Topics* ** Please review the required topic list of subject matter, and the required core content for each topic.	Associate Real Property Appraiser	Licensed Residential Real Property Appraiser	Certified Residential Initial	Certified General*** Initial	Certified Residential From Licensed	Certified General*** From Licensed	Certified General*** From Residential
1	Basic Appraisal Principles	30	30	30	30			
2	Basic Appraisal Procedures	30	30	30	30			
3	Uniform Standards of Professional Appraisal Practice (<i>National Course</i>)	15	15	15	15			
4	Income Property Appraisal (<i>Greater uses than 1-4 Residential</i>)	15	15	15	60		45	45
5	Sales Comparison and Income Approach		30	30	30		15	15
6	Site Value and Cost Approach		15	15	30		15	15
7	Market Analysis/Highest and Best Use		15	15	30		15	15
8	Report Writing		15	15	30		15	15
9	Residential Applications & Case Studies		15	15				
10	Statistics, Modeling and Finance		15	15	15			
11	Electives (<i>Real Estate and Real Estate Appraisal Courses</i>)			5 Hrs Required Course 4 is 15 Hrs elective.	30	5 Hrs Required Course 4 is 15 Hrs elective	15 additional Hrs – Course 9 is elective	10 additional Hrs – Course 9 is elective
	Total	90 Hours	195 Hours	200 Hours	300 Hours	5 Hours	120 Hours	115 Hours

* Please note that each initial applicant for a KY credential, who does not hold an active credential at the time of application, must complete the hours listed in column 1 from the topics listed 1-4 and apply for an Associate Real Property Appraiser credential. Initial applicants for a Licensed Residential Real Property Appraiser credential must submit proof of satisfactory completion for at minimum the hours listed in column 2 from the topics 1-8. Initial applicants for Certified Residential must submit proof of satisfactory completion for at minimum the hour listed in column 3 from the topics 1-11. Initial applicants for Certified General Real Property Appraiser must submit proof of satisfactory completion for the hours listed in column 4 from the topics 1-8, plus 10 and 11.

** The above list of subject matter is not intended to be course specific titles, but it is required that each course submitted “**must**” include content for each item listed in the content outlines for each of the course topics that precedes this page.

***Certified General must include course content greater than 1-4 residential unit properties.

Columns 5, 6 and 7 list the course topics that will be required for completion when a current credential holder applies for one or the other credentials listed.

Note 1: This will apply only to those individuals who currently hold a credential listed in columns 2 and 3 and apply to the KREAB for one of the credentials listed in the columns headed 5, 6, or 7.

Note 2: In addition to being required to complete all education listed for moving from one credential to another, an applicant must also complete the national AQB examination for the credential being applied for, and complete any additional experience requirements.

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Is there a specific curriculum, topic or outline of appraisal course content an applicant will be expected to complete prior to being awarded credible education?

Yes. The following curriculum topics and contents are included in Kentucky Administrative Regulations 201 KAR 30:190; therefore, they are policy of the KY Board that must be completed prior to one receiving a Kentucky license or certification of real property appraiser.

Required Kentucky Topic Core Curriculum and Content Outline

(Required of all applicants applying for initial credential on or after 01-01-08)

NOTES: 1) The total hours for each of the topic areas for each credential listed must be satisfied. There is no specific time allotment required for the individual subtopics, but the KREAB requires that each item of every subtopic listed contain a time allowance that will permit student knowledge mastery of each subtopic in the class content. 2) Prior to offering any course for qualifying education, or advertising that a course is approved by the KREAB, education providers must apply for the course using only the KREAB application, and receive written approval from the Board. 3) The KREAB may direct staff to review course submissions and recommend approval or denial. The Board may also, at its discretion, utilize the "Course Approval Program" of the Appraiser Qualifications Board for course review. Regardless of the process exercised, the KREAB must approve each course submitted by applicants to satisfy qualifying education requirements per KRS 324A and 201 KAR Chapter 30.

Core Curriculum #1:

The following shall be the required topics, and the minimum content criteria for each class taken to satisfy each basic core topic. Each applicant, making initial request to the Kentucky Board for a Licensed Associate Real Property credential (training) must successfully complete courses that include the contents listed below and defined in 201 KAR 30:190. Each course completed to satisfy one of topics must include at minimum 15-hours class time, and require a closed-book examination that is pertinent to the educational offering. The course content must emphasize specific principles and procedures for appraising real property appraisal techniques, including residential use real properties of 1-4 units and vacant tracts and sites having 1-4 unit use.

KY ASSOCIATE REAL PROPERTY APPRAISER CREDENTIAL

Curriculum – Associate Real Property Appraiser	Hours
BASIC APPRAISAL PRINCIPLES	30
BASIC APPRAISAL PROCEDURES	30
Basic Income Approach (Must include emphasis for 1-4 unit residential properties.)	15
THE 15-HOUR NATIONAL USPAP COURSE OR ITS EQUIVALENT	15
Until the current regulation is amended, Kentucky applicants for this classification must complete the following total hours of credible education.	90

BASIC APPRAISAL PRINCIPLES - 30 HOURS

- A. Real Property Concepts and Characteristics
 - 1. Basic Real Property Concepts
 - 2. Real Property Characteristics
 - 3. Legal Description
- B. Legal Consideration
 - 1. Forms of Ownership
 - 2. Public and Private Controls
 - 3. Real Estate Contracts
 - 4. Leases
- C. Influences on Real Estate Values
 - 1. Governmental
 - 2. Economic
 - 3. Social
 - 4. Environmental, Geographic and Physical
- D. Types of Value
 - 1. Market Value
 - 2. Other Value Types
- E. Economic Principles
 - 1. Classical Economic Principles
 - 2. Application and Illustrations of the Economic Principles
- F. Overview of Real Estate Markets and Analysis
 - 1. Market Fundamentals, Characteristics, and Definitions
 - 2. Supply Analysis
 - 3. Demand Analysis
 - 4. Use of Market Analysis
- G. Ethics and How They Apply in Appraisal Theory and Practice

BASIC APPRAISAL PROCEDURES - 30 HOURS

- A. Overview of Approaches to Value
- B. Valuation Procedures
 - 1. Defining the Problem
 - 2. Collecting and Selecting Data
 - 3. Analyzing
 - 4. Reconciling and Final Value Opinion
 - 5. Communicating the Appraisal
- C. Property Description
 - 1. Geographic Characteristics of the Land/Site
 - 2. Geologic Characteristics of the Land/Site
 - 3. Location and Neighborhood Characteristics
 - 4. Land/Site Considerations for Highest and Best Use
 - 5. Improvements - Architectural Styles and Types of Construction
 - 6. Residential Applications

BASIC INCOME COURSE – 15 Hours

- A. Overview
- B. Compound Interest
- C. Lease Analysis
- D. Income Analysis
- E. Vacancy and Collection Loss
- F. Estimating Operating Expenses and Reserves
- G. Reconstructed Income and Expense Statement
- H. Stabilized Net Operating Income Estimate
- I. Direct Capitalization
- J. Discounted Cash Flow
- K. Yield Capitalization
- L. Partial Interests
- M. Case Studies

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THE 15-HOUR NATIONAL USPAP COURSE OR ITS' EQUIVALENT -15 HOURS

- A. Preamble and Ethics Rules
- B. Standard 1
- C. Standard 2
- D. Standards 3 to 10
- E. Statements and Advisory Opinions

Core Curriculum #2:

The following shall be the required topics, and the minimum content criteria for each class taken to satisfy each basic core topic. Each applicant must successfully complete the courses and the content specified prior to receiving the Licensed Residential Real Property Appraiser credential defined in 201 KAR 30:030. Each course in the topic list must include at minimum 15-hours class time and include a closed-book examination that is pertinent to the educational offering. The course content must emphasize principles and procedures for appraising residential use real properties having 1-4 units, and vacant tracts and sites totaling no more than 4-units. Initial applicants must also have successfully completed the 90-hours of topic content required for the Associate Curriculum Hours:

KY LICENSED RESIDENTIAL REAL PROPERTY APPRAISER CREDENTIAL

Curriculum – Licensed Residential Real Property Appraiser	Hours
Associate Curriculum Hours	90
Market Analysis and Highest and Best Use (Must include emphasis for 1-4 unit residential properties.)	15
Basic Site Valuation and Cost Approach (Must include emphasis for 1-4 unit residential properties.)	15
Basic Sales Comparison and Income Approach (Must include emphasis for 1-4 unit residential properties.)	30
Report Writing & Case Studies (Must include emphasis for 1-4 unit residential properties.)	15
Statistics, Modeling and Finance	15
Advanced Residential Applications and Case Studies	15
Individuals applying for this credential in KY must complete at least the above listed 195 hours of credible qualifying education.	195

BASIC MARKET ANALYSIS AND HIGHEST AND BEST USE - 15 HOURS

- A. Residential Markets and Analysis
 - 1. Market Fundamentals, Characteristics and Definitions
 - 2. Supply Analysis
 - 3. Demand Analysis
 - 4. Use of Market Analysis
- B. Highest and Best Use
 - 1. Test Constraints
 - 2. Application of Highest and Best Use
 - 3. Special Considerations
 - 4. Market Analysis
 - 5. Case Studies

BASIC SITE VALUATION AND COST APPROACH -15 HOURS

- A. Site Valuation
 - 1. Methods
 - 2. Case Studies
- B. Cost Approach
 - 1. Concepts and Definitions
 - 2. Replacement/Reproduction Cost New
 - 3. Accrued Depreciation
 - 4. Methods of Estimating Accrued Depreciation
 - 5. Case Studies

BASIC SALES COMPARISON APPROACH AND INCOME APPROACHES - 30 HOURS*

- A. Valuation Principles & Procedures – Sales Comparison Approach
- B. Identification, Derivation and Measurement of Adjustments
- C. Partial Interests
- D. Reconciliation
- E. Case Studies and Applications

*** Must provide documented evidence of 15 hours classroom contents in income property appraising.**

PREPARING AND WRITING FORM REPORTS AND CASE STUDIES -15 HOURS

- A. Writing and Reasoning Skills
- B. Common Writing Problems
- C. Form Reports
- D. Report Options and USPAP Compliance
- E. Case Studies

STATISTICS, MODELING AND FINANCE – 15 HOURS

- A. Statistics
- B. Valuation Models (AVM's and Mass Appraisal)
- C. Real Estate Finance

RESIDENTIAL APPRAISAL APPLICATIONS AND CASE STUDIES – 15 HOURS

- A. 1-4 Unit Residential Property, Ownership and Market Conditions
- B. Deriving and Supporting Adjustments (Specific to 1-4 unit residential emphasis)
- C. Residential Market Analysis (Specific to 1-4 unit residential emphasis)
- D. Appraising 1-4 Unit Residential Case Studies

Core Curriculum #3:

The following shall be the required topics, and the minimum content criteria for each class taken to satisfy each basic core topic. Each applicant must successfully complete the courses and the content specified below prior to receiving the Certified Residential Real Property Appraiser credential defined in 201 KAR 30:030. Each course in the topic list must include at minimum 15-hours class time and include a closed-book examination that is pertinent to the educational offering. The course content must emphasize principles and procedures for appraising residential use real properties having no more than 1-4 units, and vacant tracts and sites totaling no more than 4-units. The applicant must also successfully complete the Associate Curriculum (90-Hours) and the Licensed Curriculum (105-hours):

KY CERTIFIED RESIDENTIAL REAL PROPERTY APPRAISER CREDENTIAL

Curriculum – Certified Residential Real Property Appraiser	Hours
Associate Curriculum Hours	90
Licensed Curriculum Hours	105
Appraisal Subject Matter Electives	5
Kentucky applicants for this credential must complete at least 200 hours of credible qualifying education.	200

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RESIDENTIAL APPRAISAL APPLICATIONS AND CASE STUDIES – 15 HOURS

- A. 1-4 Unit Residential Property, Ownership and Market Conditions
- B. Deriving and Supporting Adjustments (Specific to 1-4 unit residential emphasis)
- C. Residential Market Analysis (Specific to 1-4 unit residential emphasis)
- D. Appraising 1-4 Unit Residential Case Studies

STATISTICS, MODELING AND FINANCE – 15 HOURS

- A. Statistics
- B. Valuation Models (AVM's and Mass Appraisal)
- C. Real Estate Finance

APPRAISAL SUBJECT MATTER ELECTIVES – 5 HOURS

To be considered for approval each request must include a summarization of the course description, a list of course learning objectives, a time outline that exhibits 1) how the objectives will be achieved, 2) a detailed time outline with no more than 60-minute increments that exhibits coverage for mastery of each item in each course offering, specifically the appropriate items in the preceding topic outlines, and 3) the final examination with key and a column in the course matrix listing each examination question for the applicable core content item.

Core Curriculum #4:

The following shall be the required topics, and the minimum content criteria for each class taken to satisfy each basic core topic. Each applicant for this credential must first successfully complete the courses and the content specified prior to receiving the General Real Property Appraiser credential defined in 201 KAR 30:030. Each course in the topic list must include at minimum 15-hours class time and include a closed-book examination that is pertinent to the educational offering. The course content must emphasize principles and procedures for appraising real properties having uses greater than 1-4 residential units, and vacant tracts and sites totaling more than 4-units. The applicant must also have successfully completed the Associate Curriculum (90-Hours):

KY CERTIFIED GENERAL REAL PROPERTY APPRAISER CREDENTIAL

Curriculum – Certified General Real Property Appraiser	Hours
Associate Curriculum Hours (Includes 15-hours of the required 60-hours of Income Approach and General Applications)	90
Income Property Appraisal Courses (Must include coverage of property uses greater than 1-4 units; 15 hours of income taken in Associate curriculum)	45
Sales Comparison Approach (Must include coverage of property uses greater than 1-4 units.)	30
Site Value and Cost Approach (Must include coverage of property uses greater than 1-4 units.)	30
Market Analysis and HBU (Must include coverage of properties greater than 1-4 Units.)	30
Report Writing and Case Studies (Must include emphasis on properties greater than 1-4 Units.)	30
Statistics, Modeling and Finance	15
Appraisal Subject Matter Electives (In addition to the 10-hours listed in the Certified Residential Core Curriculum)	30
Kentucky applicants for this credential must complete at least 300 hours of credible qualifying education.	300

MARKET ANALYSIS AND HIGHEST AND BEST USE (GENERAL APPLICATIONS) – 30 HOURS

- A. Real Estate Markets and Analysis
 - 1. Market Fundamentals, Characteristics and Definitions
 - 2. Supply and Demand
 - 3. Demand Analysis
 - 4. Use of Market Analysis
- B. Highest and Best Use
 - 1. Test Constraints
 - 2. Application of Highest and Best Use
 - 3. Special Considerations
 - 4. Market Analysis
 - 5. Case Studies

STATISTICS, MODELING AND FINANCE – 15 HOURS

- A. Statistics
- B. Valuation Models (AVM's and Mass Appraisal)
- C. Real Estate Finance

SALES COMPARISON APPROACH (GENERAL APPLICATIONS) – 30 HOURS

- A. Value Principles
- B. Procedures
- C. Identification and Measurement of Adjustments
- D. Reconciliation
- E. Case Studies (Emphasis of properties greater than 1-4 residential use)

SITE VALUATION AND COST APPROACH (General Applications) -30 HOURS

- A. Site Valuation
 - 1. Methods
 - 2. Case Studies
- B. Cost Approach
 - 1. Concepts and Definitions
 - 2. Replacement/Reproduction Cost New
 - 3. Accrued Depreciation
 - 4. Methods of Estimating Accrued Depreciation
 - 5. Case Studies

INCOME APPROACH (General Applications) - 45 HOURS

- A. Overview
- B. Compound Interest
- C. Lease Analysis
- D. Income Analysis
- E. Vacancy and Collection Loss
- F. Estimating Operating Expenses and Reserves
- G. Reconstructed Income and Expense Statement
- H. Stabilized Net Operating Income Estimate
- I. Direct Capitalization
- J. Discounted Cash Flow
- K. Yield Capitalization
- L. Partial Interests
- M. Case Studies

***15-Hours of Basic Income Completed in the Associate Curriculum**

NARRATIVE REPORT WRITING AND CASE STUDIES (General Applications) -30 HOURS

- A. Writing and Reasoning Skills
- B. Common Writing Problems
- C. Report Options and USPAP Compliance
- D. Case Studies

APPRAISAL SUBJECT MATTER ELECTIVES – 30 HOURS

To be considered for approval each request must include a summarization of the course description, a list of course learning objectives, a time outline that exhibits 1) how the objectives will be achieved, 2) a detailed time outline with no more than 60-minute increments that exhibits coverage for mastery of each item in each course offering, specifically the appropriate items in the preceding topic outlines, and 3) the final examination with key and a column in the course matrix listing each examination question for the applicable core content item.

If I am certified in another State and move to Kentucky and apply for the same credential will I be expected to comply with the Kentucky education, examination, and experience requirements?

No. If an individual applies to the Kentucky Real Estate Appraisers Board while holding a real property appraiser credential from another State that individual will be granted the same credential by the KREAB, provided the State appraiser regulatory agency from where the applicant is transferring is in good standing with the AQB criteria at the time of the application, and the State agency is in compliance with the ASC regulatory policy statements. If an applicant cannot demonstrate he/she is in good standing with his/her home State appraiser regulatory agency at the time of application, the application will not be considered credible. **As of July 1, 2007 any Kentucky resident initially applying to the Kentucky Board for Licensed Real Property credential must complete the 2008 requirements listed above.**

If I am certified in another State and apply to Kentucky for a reciprocal credential will I be expected to comply with the Kentucky education, examination, and experience requirements?

No. If an individual applies to the Kentucky Real Estate Appraisers Board for a reciprocal credential from another State, the request will be granted provided the individual is a resident of the State in which the credential is being requested for reciprocity. The decision will also depend upon 1) the State appraiser regulatory agency from where the applicant is transferring is in good standing with the AQB criteria at the time of the application, and 2) the State agency is in compliance with the ASC regulatory policy statements. If an applicant cannot demonstrate he/she is in good standing with his/her home State appraiser regulatory agency at the time of application, the application for reciprocity will not be considered credible. **As of July 1, 2007 the Kentucky Board does not recognize reciprocity for Licensed Real Property credential holders.**